

**ORDINANCE NO. 20050428-Z008**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 804 AND 806 HIGHLAND AVENUE IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No C14-04-0149.25, on file at the Neighborhood Planning and Zoning Department, as follows:

The north 50 feet of Lot 2, and all of Lot 1, Block B, Outlot 3, Division Z, Terrace Park Subdivision, Original City of Austin, the lots being more particularly described respectively, in instruments of record in Volume 11609, Page 2718, and Volume 5139, Page 286, Real Property Records of Travis County, Texas (the "Property"),

locally known as 804 and 806 Highland Avenue, in the Old West Austin neighborhood plan area, and generally identified in the map attached as Exhibit "A".

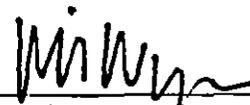
**PART 2.** Except as otherwise provided in the this ordinance, the Property is subject to Ordinance No 020926-26 that established the Old West Austin neighborhood plan combining district

**PART 3.** This ordinance takes effect on May 9, 2005.

**PASSED AND APPROVED**

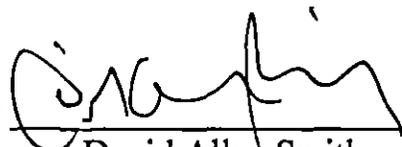
\_\_\_\_\_  
April 28, 2005

§  
§  
§

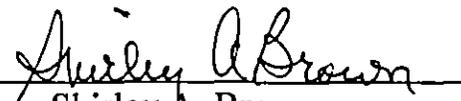
\_\_\_\_\_  
  
Will Wynn

Mayor

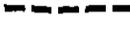
**APPROVED:**

\_\_\_\_\_  
  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
  
Shirley A. Brown  
City Clerk




  
 SUBJECT TRACT 
  
 PENDING CASE 
  
 ZONING BOUNDARY 
  
 CASE MGR T BOLT 

**ZONING EXHIBIT A**  
 CASE #. C14-04-0149.25  
 ADDRESS. 804-806 HIGHLAND AVE  
 SUBJECT AREA (acres) 0.302

DATE. 04-11  
 INTLS. SM

CITY GRID  
 REFERENCE  
 NUMBER  
 H23

1" = 400'